

# Conditional Use Analysis

December 9, 2009

## Application

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C-32-2009

Michael Beale, Copper Creek Pub and Grub

3451 South 5600 West

General Commercial (C-2) zone 1.61 acres

Staff Presentation by Hannah Thiel, Planner II

## Background

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Copper Creek Pub and Grub is requesting a conditional use amendment for a license for liquor sales located at 3451 South 5600 West. A license for liquor sales is a conditional use in a C-2 or general commercial zone. This restaurant is located in a shopping center that occupies 1.61 acres of land. The General Plan designates this property as mixed use.

Copper Creek Pub and Grub currently has a license for a restaurant that operates from 11 am until 11 pm Monday through Thursday, from 11 am until midnight Friday and Saturday, and from 11 am until around 9:30 pm (end of last football game) Sunday. Copper Creek Pub and Grub has already submitted a sign permit and has been approved for a wall sign that is in compliance with the West Valley City sign ordinance. The restaurant does not currently plan to alter the interior or exterior of the building. Copper Creek Pub and Grub operates as a restaurant and does not have live entertainment or dance hall uses.

The property on the south, west, and a portion of the north sides of 3451 South 5600 West are zoned C-2 and are designated mixed use under the General Plan. The east and a portion of the north sides of the property are zoned single family residential and are designated low density residential under the General Plan. As most of the surrounding uses are zoned commercial, and a liquor license would not change the restaurant use at this location, staff does not see this use adversely affecting neighbors or neighboring zones. If the restaurant ever wishes to host live entertainment, a dance hall, or similar use, the applicant will be required to meet all City Ordinances for such a use and submit a new conditional use application for approval by the Planning Commission.

## Recommendations/ Staff Alternatives

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- Approval subject to any issues raised at the public hearing as well as the following conditions:
  1. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.
- Continuance, for resolution of any issues that arise at the public hearing.

## Attachments

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- Menu
- Picture